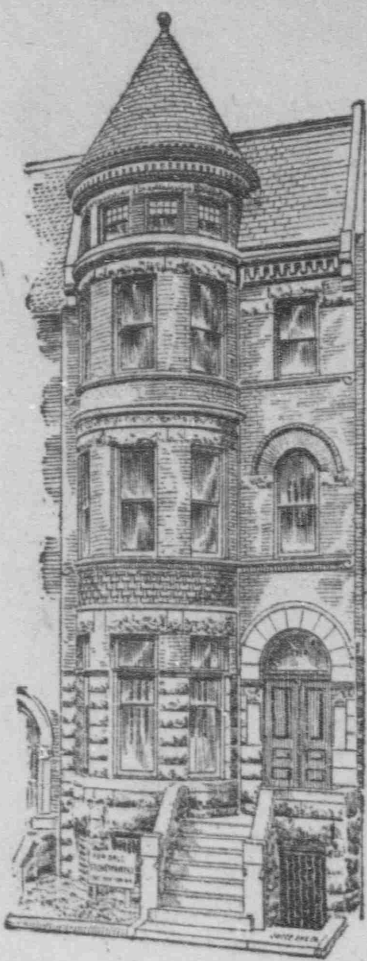


FOR SALE—

This Handsome Residence
ONLY \$12,500, FORMERLY HELD AT \$18,500
1918 N STREET

Offered so low to settle an estate.



14 rooms; two (2) bathrooms; lot 19x101.

STONE & FAIRFAX, 1342 New York Ave.

FOR SALE—A CHARMING CORNER
ON COLUMBIA HEIGHTS
\$9,300

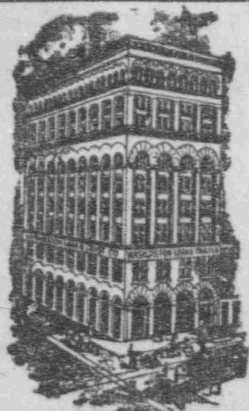
This is one of the most delightful locations in Washington.



A fine lot, 44x115.
10 rooms and 2 baths.
HOT-WATER HEAT.
4 rooms on the first floor.

To see this house is to like it.
There are but few houses on the Heights with first-floor kitchen.
Be quick to grasp this opportunity to secure one of the finest at a very low price.

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THE
WASHINGTON LOAN AND
TRUST COMPANY.
Capital and Surplus, \$1,700,000.
JOHN JOY EDSON, President.

FOR SALE.

To close out a trusteeship,
several bargains in frame and
brick houses northeast and
southeast.

ARTHUR CARR,
1322 G Street N. W.

A Bargain for
Investors.

Five houses in the northwest, on
a car line, one a corner store.
Total Rent, \$62.50.
To a quick buyer will sacrifice for
\$5,250.

J. D. SULLIVAN,
Real Estate, Loans, and Insurance,
13th and G Sts. N. W.

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Phone M. 1649

NEW FOREST PROBLEM

Maine Starts Study of Taxa-
tion Under State Laws.

DEMANDED BY THE FARMERS

Two Divergent Views of the Sub-
ject Held by Persons Most Inter-
ested—May Lead to Wasteful Cut-
ting or to Extermination of Wood-
land—Other States Interested.

The first exhaustive study of forest taxation, as it is presented by the actual workings of existing laws, has just been begun by the New Hampshire State forestry commission, in co-operation with the United States Forest Service. The study will take in all the questions of forest land taxation and the protection of New Hampshire forests from fires. It is necessary to complete the work \$3,000 will be available. J. H. Foster, of the Forest Service, has been sent from Washington to take up the investigations on the ground immediately.

Because of its thoroughness New Hampshire's study is sure to be followed with great interest by New York, Maine, Michigan, Pennsylvania, and the other States which are finding the forest tax problem a serious check to forest preservation. Mr. Foster, of the State forestry commission, will find out by painstaking inquiry in different parts of the State and among all classes of citizens just how the present laws are administered, how they are regarded, and what their effect is on the lumber industry and forest preservation. The result will be to furnish New Hampshire with a better basis for revising its system of taxing forest lands than any State has ever had before if changes in the present laws are found to be needed.

How Forest Service Views It.

Taxation of timber land is regarded by officers of the Federal Forest Service as one of the most important matters now up for discussion. They believe that upon the right settlement of this question depends the rapidity with which private owners adopt forestry. Agitation for a change is taking place along two directly opposite lines—for an increase in the amount of taxes to be paid by wild lands, on the one hand, and on the other, for the passing of laws which will partially or wholly exempt from taxation reforested lands or will defer the collection of taxes on the forest crop until it is harvested.

Those who urge increasing the tax believe that this class of property does not now pay its just share of the general tax burden. Those who advocate laws to lighten the weight of taxation on forest lands in one way or another maintain that the public welfare is promoted by the preservation of forests, and that the more heavily they are taxed the more certain it is that they will either be wiped out or lose most of their value through destructive lumbering.

States May Revise Laws.

In Maine and New York proposed changes in existing laws are now up for discussion. In Maine a tax commission appointed by the last legislature is about to hold public hearings, and the report goes that it will be asked to recommend a scheme whereby wild lands may be taxed on the same basis as municipal property, or about 2 per cent annually.

In the New York legislature a bill has been introduced which would tax timber lands managed with the approval of the forest, fish, and game commission at a rate not higher than that for barren, unproductive land in the same tax district, with an additional tax of 1 per cent on the stumpage value of the timber when it is cut. Both measures would create a special class of property; in New York, lighter. In Maine the value of standing timber is regarded as a part of the value of the land, and the owner is expected to pay a rising tax as his timber grows more valuable until he cuts it off.

In the New York bill the timber is regarded as a growing crop, which, like other growing crops, should be exempted from taxation until it is harvested. The New York bill seeks to encourage forestry as a means of increasing the wealth of the State; the Maine plan, if carried through, will powerfully discourage forestry.

Will Solve Knotty Problem.

The New Hampshire study has been undertaken in the belief that it will help solve what is undeniably a knotty problem. A forest taxation law which is both wise and practicable is by no means easy to draw. In Pennsylvania, a State which appreciates the value of its forests and the importance of the forested action to prevent nonagricultural lands from becoming worthless wastes, a law passed in 1905 providing for a rebate of taxes levied upon forested lands was pronounced unconstitutional by the courts because it destroyed uniformity of taxation.

On the other hand, the State of Michigan has one-sixth of its area on the delinquent tax list because the land is worthless for any purpose but growing forests and is taxed too high to be held by the owners for this purpose. It is not easy to draft a law which is workable, fair to all property owners, and in the best interest of the State, as this is involved in keeping its forest lands productive.

Taxes a Productive Industry.

One of the guiding principles to be recognized, the government's foresters point out, is that it does not pay any community to tax one of its productive industries out of existence. It is much better to have timber lands pay a low tax steadily than to have them so lumbered as to lose practically all their value. The heavy tax advocated in Maine, for example, will probably, if carried through, drive a great deal of capital out of the State. This capital is now invested in standing timber. At present the owners have shown that they wish to cut conservatively, protect their holdings against fire, and plan for growing as heavy future crops as possible on the same land. But a tax of 2 per cent a year on young timber, they say, sets a premium on its destruction.

Might Inspire Destructive Cutting.

A powerful incentive is given the owner to reduce the value of his property by cutting off everything in sight. If this is true, it will not help the citizens of Maine in the long run to tax heavily for a short time property which can and will quickly get away, leaving only a waste behind. It is the old fable of the goose and the golden egg. The forests are a valuable asset to the State of Maine, not only for the timber they grow, but also for the support they give to other industries and the money they bring in through the expenditures of sportsmen and tourists. Putting a disguised bounty on cutting them off will, in the opinion of forestry experts, lower the tax-paying power of the State and throw a heavier burden on the very persons who are hoping to decrease their present taxes by making the wild lands pay more.

The farmer who is discontented because woodlands are assessed so low should remember that he does not himself pay taxes on standing crops, but that a loaf is better than no bread, and that it is better for a man to look before he leaps than to find too late that he has landed in a hole.

HOW ELECTRICITY
HAS CHANGED CITY

Continued from Page One.

Light Company was formed and a generating station set up at Tenth and D streets northwest. This generator furnished current for a few arc lights, mostly installed in stores, for nearly a year, when the company, its property, and good will were absorbed in the United States Electric Lighting Company in November, 1882. This company started well, increased its facilities, and enlarged the use of the arc light. When in the height of its newly acquired prosperity its plant was destroyed by fire on the night of July 18, 1885. After this disaster rented quarters were obtained and a new plant installed, and in December of that year, with a new equipment, the company was maintaining 200 arc lights.

In the following years the company, which now began to see the importance of electricity as a means of lighting and power, purchased the lot at the corner of Thirteenth and a-half street northwest and began the erection of the plant which still does service. It was equipped with the Edison system of generation.

Prosperity Attends Company.

After the installation of this plant the United States Company enjoyed a number of years of uninterrupted prosperity. In the meantime the Potomac Electric Power Company had established a plant on the Virginia side of the Potomac River near the Chain Bridge, and had later established this plant at Thirteenth and K streets northwest. In 1898 the merging of the electric lighting companies and the several lines of street railway not included in the Capital Traction Company was effected, and the assets of both the United States and the Potomac companies passed into the control of the operating company. Four years later the charter of the United States Company expired and it was absorbed in the Potomac Company.

For the last ten years the use of electricity expanded on every side. The incandescent light came into general use in public and private buildings. Street lighting increased until all the main thoroughfares of the city were largely illuminated in this way. The trolley lines required more current to run more cars. Finally the call came for a large outlay of energy to supply the proposed electric railroad to Baltimore and the electrifying of the lines to Chesapeake Beach, and the Washington Railway and Electric Company decided to build an entirely new generating station of large capacity which should be able to meet the demands for current for lighting and power purposes for at least ten years. The great electric plant at Benning, with a capacity of 20,000 horsepower, was begun in February, 1900, and went into operation about six months ago. The current produced at Benning is generated by the Curtis turbine system, and the station there is one of the best equipped of its size in the United States.

Use of Electricity Increases.

The use of electricity in Washington has increased very rapidly within three or four years. Every year a generating plant is installed somewhere, and much of the current used in hotels and the public buildings is made on the spot. Plans are under way for a large government plant to supply several of the larger public buildings from one station. This will do away with the installation of big heavy engines in the buildings and make a big saving in the cost of lighting.

The Geological Survey has reported to the government upon the feasibility of making use of the Great Falls of the Potomac as a means of power to generate current for the use of this city. The report shows conclusively that it would be possible for the government to install the necessary machinery for the generation of the current, to transmit it to the city, supply the public buildings, light the streets, and then sell the current at rates below those now charged and realize sufficient revenue to pay for the plant and realize a comfortable revenue to the government after paying the cost of operation.

There seems to be no reason in the nature of things why this step should not be taken as a government economy. The ownership of the Great Falls is vested in the government of the United States, and has been since the control of the river was taken over for the installation of the public water works.

Cost Would Be Very Great.

The cost of installing the machinery for the generation of current at Great Falls would necessarily be great, but the power is there, going to waste, to supply motive force sufficient to produce electricity in six times the volume it is now consumed. After the installation of the machinery the cost of production would be much reduced over the present methods of private concerns.

The output of the government plant could be utilized first for the lighting of the streets and public buildings, greatly reducing the cost of that work, and thereby making a saving at both ends. The residue of current could be then used in any building or for lighting buildings at a cost less than that now paid by consumers, and, according to the report submitted by the government experts, this return would pay for the original outlay for the plant and give a small revenue to the government afterward.

It is likely that the increasing use of electricity in the city and vicinity, as manufacturing enterprises multiply, will in a few years lead either to the utilization of the Great Falls as a means of generating electricity by the government or by some private company. In fact, the Washington Railway and Electric Company holds a franchise upon the falls for this purpose, which it has never done anything to utilize since the passage of the act by Congress.

SALES BY BOSS & PHELPS.

Five Residences Figure in Their Operations for the Week.

Boss & Phelps recently announced a real estate deal involving the sale of a residence in Columbia Heights and another in the southeast section of the city, the latter being a part payment for the former. The Columbia Heights house was sold for Robert Thompson to W. L. Browne, the consideration being \$7,000. The property is the ten-room house at 1029 Lamont street, recently erected and finished with the best grade of the latest improvements.

On the other limb of the deal Mr. Thompson takes from Mr. Browne the semi-detached house at 431 Thirteenth street southeast at a valuation of \$4,500. The lot is 30 feet wide and 110 feet deep. Mr. Thompson will hold this property as an investment.

The same firm made the following sales last week:
For Charles A. Willis, premises 2216 and 2218 Sixth street northwest. The lots are 27 feet wide by 150 feet to a 15-foot alley. Each house contains six rooms. The annual income of the property is \$372. The purchaser, John H. Gordon, was represented by Clifford A. Borden.

For George F. Muth, property at 908 Eighth street northwest to Mrs. Christina A. Cox, who will occupy it as her home. It is a three-story bay-window, pressed brick house, containing ten rooms, heated by furnace. Mr. Muth built the house for his home several years ago. The front is 18.6 feet. The price paid was \$8,000.

House at 1417 Harvard street northwest to W. L. Currie. The house was erected by Frank L. Hanvey several years ago at a cost of about \$10,000.

When you have lost or found anything, telephone an advertisement to The Washington Herald and Bill will be sent you at 1 cent a word.

RICHMOND PARK

The splendid location of this property, which extends between Connecticut and Wisconsin avenues, makes it very desirable either as a home or investment, as it can be reached by way of two car lines. It is opposite Mr. John R. McLean's famous "Friendship," and adjoins Cleveland Park on the north. A high-class character for the section has already been established by the erection of such magnificent and costly structures as the United States National Bureau of Standards, at a cost of \$1,000,000; the Carnegie Geophysical Laboratory; "Westover" residence of Charles C. Glover, president of the Riggs National Bank; the American Methodist University, to consist of twenty-one white marble buildings situated on a 100-acre campus, which will cost \$12,000,000; the Naval Observatory, the National Cathedral School for Girls, the Washington Select School for Boys, the Harriet Lane Johnston School for Girls, the Catholic Young Ladies' Seminary, and the National Episcopal Cathedral, the cornerstone of which was laid September 29 last. Episcopal Cathedral, the cornerstone of which was laid September 29 last, and which will cost when completed nearly \$6,000,000. The completion of the new \$1,000,000 Connecticut Avenue Bridge makes this property easily accessible by way of Connecticut avenue.

The work of grading and improving the streets has been progressing rapidly for several months past, and sewer and water have been installed in some of the streets by the District government. One house is already built, and several are now building. SEWER, WATER, and GRANOLITHIC SIDEWALKS are all being laid as rapidly as possible, FREE OF COST TO PURCHASERS. More than half of the subdivision is covered with NATURAL FOREST SHADE TREES.

Look at this property and its surroundings and form your own opinion as to its merits. If interested, call, phone, or write for plat and information. Automobiles awaiting your order if you desire to view the lots.

Prices, 35c to 55c Per Square Foot

Terms—\$100 Cash, Balance Monthly,
or One-third Cash, Balance to Suit.

WILLIAM F. MATTESON

Suburban Real Estate Operator,

617-618 Colorado Building. Phone M. 6450.

Special List of Houses and Lots for Sale by

WM. H. SAUNDERS & CO.,
1407 F Street N. W.

Four fine building lots on 13th st. nw. Heights; will add more to these at slight advance.
\$5,500.
16th st. near R st.; lot 22x100. first floor finished in hardwood; heated by hot water; will be decorated to suit purchaser; lot has frontage of 40 feet; only \$500 cash required and \$20 monthly notes.
\$4,750.
Near Chevy Chase Circle. For a very attractive home, finished in hardwood; 7 large rooms and bath; lot 60x170; \$500 cash, balance \$30 monthly, including interest.
\$500 CASH AND \$20 MONTHLY.
A very attractive little home; 6 rooms and bath (tiled); concrete cellar; hot-water heat; NEW HOUSE; convenient to the 15th st. car line.
\$4,200.
EXCEPTIONAL HOME SOUTHEAST.
May be just the house you are looking for. Contains 7 rooms and bath. Salon, parlor, dining-room, pantry, and kitchen on main floor. Four bedrooms and bath on second floor. Brown stone and red brick. Thoroughly modern. One square from Lincoln Park. Let us show it.
\$4,000.
A semi-detached colonial residence, located on the Heights, 7 rooms and bath; cellar; hot-water heat; side lights; want offer.
\$3,800.
A BARGAIN INVESTMENT.
Rent \$40 per month, or \$450 per annum. Four bedrooms on a numbered street, where there are seldom any vacant houses. This is one of the best investments offered to-day. Act quickly.
\$3,750. frame, convenient to 7th and 9th sts.; lot 19x100; white neighborhood. Price only \$3,750.
\$3,750.
10x150; magnificent view. This is only 35c per foot for lots that ought to bring 50c foot in two or three years.

A 2-story and cellar brick within one square of Lincoln Park, northeast; heated by furnace; \$250 cash, balance \$25 per month.
\$3,500.
One of the most beautiful building sites in the Heights. "A SEEING WASHINGTON" spot. Lot 50 feet front will only cost \$2,500. Overlook proposed Sixteenth Street north of Fla. ave.
\$2,500.
CORNER NORTHEAST.
Will buy this modern 6-room house, on a corner northeast. A good home property for some one. Want offer.
\$3,000.
To colored buyer—a corner brick in the northeast; 6 rooms and bath; price only \$3,000. Cost present owner \$4,200.
\$3,000.
Another one for \$3,000; 2-story and cellar; furnace heat; 6 rooms and bath; located on Pa. ave. se.
\$2,500.
Another one—a 2-story 6-room brick, on numbered street northeast. Price, \$2,500.
\$2,350.
A nice little home for navy yard employee, only \$2,350; 2-story, bay-window brick; 5 rooms and bath; deep lot to alley.
\$2,350.
For quick sale, \$300 to \$500 cash, balance on time.
\$2,000.
Nice little home, 6 rooms, bath and cellar, northeast; 1 1/2-ft. front; cost \$2,000. House could not be built now for \$2,500. Will sell for \$2,000.
\$1,200.
Lot, 22x100, on 14th st., just north of Mount Pleasant, on grade. Price, \$1,200 cash for quick sale.
\$900.
Each: 8 beautiful lots, 30 feet front. Lots on Clifton and 15th sts., fronting the proposed 16th st. park. Fronting Hill. Houses built on these lots will sell quickly.
\$500.
Each to quick purchaser. Five beautiful little lots, west of Navy Department, on New York avenue, \$750 to \$1,000 cash required. Directly on line to proposed Memorial Bridge.
Some beautiful lots, 20x100 feet, on 14th st., near Mount Pleasant. Price, \$80 per foot to quick purchaser. One of the high points and beautiful location for single houses or row.

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Real Estate, Loans, and General Insurance Agents.
738 Fifteenth Street N. W.

The House
You Want
For \$2,775

Superb new 2-story pressed brick home; 6 stylish rooms, porcelain bath; KITCHEN ON MAIN FLOOR.
NO. 249 15TH ST. S. E.
Splendid frontage of 20 feet; handsome Colonial porch; rear alley.

\$300 Cash Will Buy

Balance on easy monthly payments of \$30.
Open for inspection Sunday.

Willige, Gibbs & Daniel,
603-05 13th St. N. W.



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Prices, 6c sq. ft. and upward. Terms to suit. Special inducements to those who will build.

THOS. J. FISHER & CO.,
738 Fifteenth St.

Honestly Built Houses.

105-107-109-111-113 P St. N.W.

Three are sold.
Two-story, and concrete cellars; furnace heat; six rooms; tiled bath and vestibule; glass storm doors; cabinet mantels; built-in library mantel; large kitchen and closets. Neat and substantial fixtures.
Ample lawn and large back yards to side alley.
Price, \$3,800. Terms can be arranged.
Houses will be open Sunday till dark, and every afternoon during the week.
We only sell homes that are decently built and we recommend these.

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We guarantee that LUCAS TINTED GLOSS PAINT will last longer and hold its color better than any other paint under equal circumstances, and we will pay all expenses for a test, anywhere, at any time.
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